

\$549,000 - 134 31 Avenue Ne, Calgary

MLS® #A2237655

\$549,000

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.10 Acres

Tuxedo Park, Calgary, Alberta

****Motivated Sellers looking for serious offers, Adjacent to empty lot**** Welcome to this charming home located in the highly sought-after community of Tuxedo Park. Whether you™re an investor looking for rental income or redevelopment potential, or a buyer eager to settle into this vibrant neighborhood, this property offers a range of exciting opportunities. This inviting residence features two bedrooms and one-and-a-half bathrooms. Large windows fill the space with natural light, highlighting the beautiful hardwood floors throughout. The spacious kitchen offers ample storage and generous counter space™perfect for everyday living or entertaining. Upstairs, you™ll find a unique primary bedroom retreat complete with its own private two-piece bathroom. The fully finished basement includes the second bedroom and a cozy family room, offering additional living space and flexibility. Over the years, the home has seen numerous updates including plumbing, electrical, flooring, and the main water line™providing peace of mind and long-term value. Don™t miss this incredible opportunity to be part of the vibrant and growing Tuxedo Park community!

Built in 1912

Essential Information

MLS® # A2237655

Price \$549,000



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	872
Acres	0.10
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	134 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2E7

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Garage Door Opener, On Street, Oversized
# of Garages	2

Interior

Interior Features	No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	40
Zoning	R-CG

Listing Details

Listing Office	Grassroots Realty Group
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